

SCHOOLS

Proposed White Flint Development (White Flint Public Hearing Draft Plan, 12/08)					
	Existing and Approved	Proposed	New MPDUs (12.5%)	New Workforce Housing (10%)	BLTs
Residential Units	4,479	9,800	1,225	980	
Nonresidential SF	7.29M	5.69M			70-80

STUDENTS GENERATED BY PROPOSED WHITE FLINT DEVELOPMENT

The Montgomery County Public Schools (MCPS) Division of Long-Range Planning estimates that the 9800 residential units will generate-

- 321 High school students for Walter Johnson HS
- 380 Middle school students for Tilden MS
- 410 Elementary school students for Garrett Park ES and Luxmanor ES.

POTENTIAL IMPACT ON GARRETT PARK ES

Projected Enrollment (6-year - MCPS)	567
ES Students from Likely Other Development (known to MCPS)	23
ES Students from Half of White Flint Development (MCPS)	205
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Total	795

GPES CAPACITY

Today	456
After Modernization	640
After Possible Addition	740

RESULTS

More Students Than GPES Can Hold, Much Larger GPES

ACTIONS

- Planning staff suggested White Flint Mall/Plaza site, between Mall and White Flint Park
- Garrett Park Estates Citizens Association opposed site, because the school was likely to use White Flint Park and to add to traffic. GPCA favored reservation of land for school site, centrally located in White Flint sector.
- GPES PTA, all other PTAs in cluster sent letter to Planning Board asking for land to be reserved in the sector, calling White Flint Mall/Plaza site “potentially feasible” if it didn’t use White Flint Park land. Letter requested reconsideration of Lutrell and WMATA sites.
- Planning Board voted 3-2 not to reserve any land in sector. Voted to recommend use of Rocking Horse ES, which would require redrawing cluster line between Walter Johnson cluster and Wheaton HS area.
- If County Council adopts Planning Board recommendation, no land will be reserved in the sector for an ES. This makes it more likely that MCPS would use Rocking Horse ES, but MCPS won’t have to accept Rocking Horse ES and redistrict the cluster. However, MCPS will need another ES option in order to choose another school site. Could be a former cluster ES, if resources available to move current occupants.

POTENTIAL IMPACT ON WALTER JOHNSON HS

Projected Enrollment (10-year - MCPS)	2100
HS Students from Likely Other Enrollment (known to MCPS)	31
HS Students from White Flint Development (MCPS)	321

Subtotal	2452
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HS Students from Randolph Hills, if no Sector Land is Reserved and Rocking Horse ES Serves White Flint	127
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Total	2579
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WJHS CAPACITY

After Modernization	2239
After Possible Addition	2400

RESULTS

More Students than WJHS Can Hold, Larger WJHS

ACTIONS

If County Council adopts Planning Board recommendation, no land will be reserved in the sector for an ES. This makes it more likely that MCPS would use Rocking Horse ES and redistrict the cluster, but MCPS won't have to redistrict the cluster.

DECISIONS AFFECTING POSSIBLE CLUSTER REDISTRICTING

Would MCPS redistrict the Walter Johnson cluster in a way that affects Garrett Park? It's possible, but 4 consecutive decisions would have to go against our interests:

- (1) County Council Decision Not to Reserve Land for School Use.

Somewhat Likely: The Planning Board recommended this.

Date: Next fall or winter.

- (2) MCPS Decision to Site the new ES at Rocking Horse ES/Redraw Cluster Lines.

Somewhat Unlikely: MCPS would first look at closed schools in the cluster. MCPS would consider Rocking Horse (and redistricting) if resources weren't available to reopen a closed school in the cluster.

Date: 10-20 years.

- (3) MCPS Decision to Redistrict WJ Cluster Students into Wheaton Area Schools.

Somewhat Likely: If there has to be redistricting, statements by MCPS officials, School Board members indicate that it's more likely that WJ cluster students would move into the Wheaton area than the reverse. Also, Wheaton HS is projected to be underenrolled, and WJ obviously is not. Alternatively, Rocking Horse ES could be bifurcated, with students attending their current middle and high schools.

Date: 10-20 years.

- (4) MCPS Decision to Redistrict Garrett Park Students into Wheaton Area Schools.

Absolutely no way to tell: Any neighborhood on the east side of the cluster, near the development area and Randolph Hills, could be redistricted. However redistricting could just affect students in the development area, or another cluster.

Date: 10-20 years.

POSSIBLE NEXT STEPS

Citizens can give views to the Town Council.

A concerned parents (and residents) committee is trying to find common ground between the PTA view and the GP Estates position. Ideally, the committee hopes to present a common ground position to civic associations and the Town.

Town Council can pass a resolution expressing the view of Garrett Park citizens, to send to the County Council.

The Planning Board will send the sector plan to the County Council/County Executive in July. County Executive should have 60 days to analyze it (though that may change). Then the County Council will set a date for a public hearing, in the fall or winter. After conducting work sessions, the County Council votes.

POSITIONS TO CONSIDER

Does the Town of Garrett Park take the view that:

- (1) The County Council should approve a sector plan in which land is reserved for an elementary school site within the White Flint sector. The land should be provided through dedication or through acquisition by the county.
- (2) If the County Council does not approve a plan that reserves that land, the Council should approve a plan that facilitates reopening a former school in the Walter Johnson cluster. The plan should give MCPS ownership of (or resources to acquire) a facility to which MCPS could transfer offices or special programs currently located in a former school.
- (3) The County Council should not approve a plan that recommends a school outside the cluster.
- (4) The County Council should approve a plan that promotes a manageable student enrollment and an uncrowded facility at Walter Johnson HS. The residential development in the plan should yield HS students in numbers the school can serve well.

